Davidson County DEEDWARR
Recvd: 05/02/02 13:50 2pgs
Fees:12.00 Taxes:0.00
20020502-0054230

This Instrument Prepared By:
FRANK C. INGRAHAM, ESQ., 2100 Parkway Towers, Nashville, Tennessee 37219

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Address New Owner:	***Send Tax Bills To:***	***Map/Parcel***
BARBARA J. WALDEN, Trustee BARBARA J. WALDEN LIVING TRUST 213 Wallace Road Nashville, Tennessee 37211	Same	148-1-26

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A.§67-4-409(3)(F).

Barbara J Walden
AFFIANT

Sworn to and subscribed before me this 25th day of April, 2002.

Connie F. Spurlin
Notary Public
My Commission Expires: 5/31/04

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, BARBARA J. WALDEN has this date bargained and sold, and does hereby transfer and convey unto BARBARA J. WALDEN, Trustee, or her successors in trust, under the revocable WALDEN LIVING TRUST, dated April 25, 2002, and any amendments thereto, certain real estate in Davidson County, Tennessee, being more particularly described as follows:

BEING Lot No. 228 on the Plan of Hillbrook, Section II, as of record in Book 3300, Page 12.

SAID Lot fronts 73 feet on the southerly side of Wallace Road and runs back 121.8 feet on the easterly line and 178.6 feet on the westerly line to a dead line, which is a broken line, measuring 124 feet thereon.

BEING the same property conveyed by Howard G. Elliott and wife, Margie W. Elliott, to Ira B. Walden and wife, Barbara J. Walden, by deed of record in Book 4339, Page 317, Register's Office, Davidson County, Tennessee, the said Ira B. Walden having since died.

This property is conveyed subject to all easements, covenants, liens, setback lines, conditions and encumbrances of record.

unimproved ( )
This is improved (X) property known as:

213 Wallace Road, Nashville, Tennessee 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her successors, heirs and assigns forever, I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS MY HAND this 25th day of April, 2002.

Barbara J. Walden
BARBARA J. WALDEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BARBARA J. WALDEN, with whom I am personally acquainted, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 25th day of April, 2002.

Amie J. Spurlin
NOTARY PUBLIC

My Commission Expires: 5/30/04

NOTARY PUBLIC AT LARGE